



SOUTHWEST CHULA VISTA  
CIVIC ASSOCIATION

PO Box 6064, Chula Vista, CA 91909, (619) 425-5771

5/28/08

RE: Comments on Visual Quality Section of the PSA for the public record:

Mr. Christopher Myers:



We believe you left off some significant visual viewpoints. This is a view from the corner of Alcovia and Teena. There is a gap between the buildings and the new peaker will be close to the gap. Parts of the building as well as the towers will likely be visible from here. The

towers are taller than the electrical pole so they will go as high as the highest pole in the picture. The simulations by MMC are highly inaccurate. **THIS WILL LIKELY HAVE A NEGATIVE EFFECT UPON PROPERTY VALUES. THE MERE SIGHT OF TWO HEAVY INDUSTRIAL TOWERS GIVES THE IMPRESSION OF A FACTORY. IT ALSO MAKES PEOPLE THINK OF UNHEALTHY EMISSIONS.** It says there will be no plume. The existing plant had a very visible plume. From more than a half mile away at the Native Plants Garden at Montgomery High School the plume was visible. It gives people the feeling of living in a lower class heavy industrial area, and no matter what anyone says people believe and fear the contamination from it. <http://www.youtube.com/watch?v=Ux2Iq9KzxT0> <http://www.youtube.com/watch?v=6T43FYPT1SE> This is a huge negative visual impact. All viewers are very highly sensitive to this. You just need to listen to them at the protests and read their letters to see this. The towers will dominate the view from every viewpoint no matter how little of the tower will be seen, and people will be afraid and property values will be reduced. This is an extremely potent way to blight a neighborhood. There is nothing similar to trees about two industrial towers, no matter what color they are painted!!

The backyards on Anzura,



The psychological impact of having two 70 foot towers in your backyard is quite relevant to whether there is a visual impact or not. This family will likely see 40 feet of the top of the towers. It is impossible to say this will not be a significant impact for these families. Now they just have a hint of a building. If this monstrosity is built they will have 40 feet of two large towers, which would go

almost to the top of this picture. This would be VERY dominant. It would change their view entirely. The family is extremely sensitive to this since they have a sickly child that they already believe has been negatively effected in utero by the current peaker when it last operated. There is tremendous view concern in the neighborhood as people have said orally and in writing. This would be very dominant and it would lower property values as well as community pride and self esteem. Smoke stacks conjure up the image of polluting factories. They lower property values and the self- respect of neighbors. This would be a HUGE visual change, a huge concern and a huge degrading of visual quality for all the homes in this residential pocket as well as the ones on North Main Street. <http://www.youtube.com/watch?v=fOuSraebOqc>



This was shot from the corner of Banner and Main. More of the towers will likely be visible than what is portrayed in MMC's visual. The impact will be negative for these businesses, giving the impression of heavy industry. There is no auto recycling yard across the street. Esparza tires sells

tires and does auto repairs. In one easy step this building will go from upscale to harboring something dangerous to the public by sprouting two smoke stacks. Again since water is used in the cooling process there

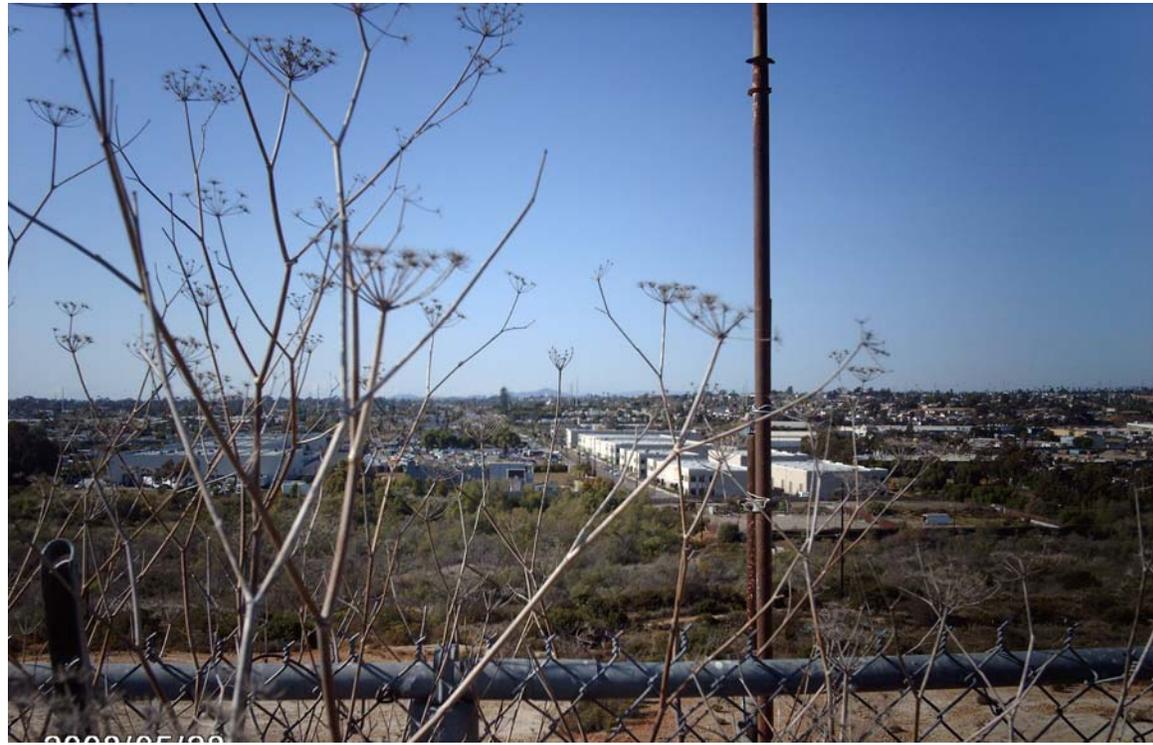
will be steam that causes a visible plume that we will correctly interpret as spreading contamination and something to avoid.



A tiny bit of the building in the back can be seen above the roof of this home on the corner of Teena and Anzura. Taking the picture directly in front of a tree is extremely misleading. The fact is nearly 40 feet of tower will be visible behind these houses right where the other bit of building is seen in this photo. This will really depress property values and people. This heavy industrial use DOES NOT BELONG this near homes.



4.12-12 Indeed MMC has been less than honest with more than the excessive height of trees for KOP 3. Most of their pictures have been deliberately taken from behind a large obstruction. This is unrealistic since people would be able see much more of the towers on the other side of the obstruction and to either side.



From above the fence at the end of Cochran the entire existing peaker is visible. A new larger plant would be totally visible as well even if it is further north on the lot since the towing yard behind is now visible. The view now is of buildings across an open space with the city of Chula Vista in the back and Mother Miguel Mountain off in the distance. The planned facility looks like a large generating plant with two 70 foot tall towers and

would stand out as a heavy industrial blight. It would dominate the view and change the view entirely. It would be a large effect since the current building is partially hidden.

The view now from Anita and Albany is quite impressive now. The addition of two 70 foot towers would dominate the view and change it significantly for the worse.





It is possible to see the electrical power lines to the river. They are not as high as the 70 foot towers would be. It is likely that the plant itself would be visible from most of Albany as well as the 70 foot towers. The people in this neighborhood have made it clear they already dislike and in many cases fear the substation. A better view of a peaker plant is going to be extremely depressing and a source of anxiety, visual blight and further proof of the lack of respect of the city. The dominant feature now is the hills of Tijuana. The new dominant feature would be two 70 foot smoke stacks.





A view from Byer Way of the Otay Valley Regional Park. The existing peaker is a gray box close to the river edge. The rest of the lot can clearly be seen. Most likely the 18-foot wall and the 30-foot high building will be more prominent than this especially with two 70-foot smoke stacks towering above it. The proposed peaker would dominate the view and give a heavy industrial feel to a commercial like sight and an Open Space Park with a new hiking trail.

At night this would particularly stick out like a sore thumb no matter how the lighting was directed.

Staff is over-relying on the submissions of MMC, which are highly biased. Staff also is failing to give credence to the high animosity toward this project in the community, which will make it stand out and be a visual blight. There is also no recognition of property values and how something as ugly and intimidating as this will negatively effect them. People are becoming aware of the peaker and would notice a new one much more rapidly than the existing one has been noticed. <http://www.youtube.com/watch?v=mGUPD6EX5Hg>

<http://www.youtube.com/watch?v=BiMYWeDMn1s&feature=related> ,  
<http://www.youtube.com/watch?v=JqukXTyCAKg&feature=related> ,  
<http://www.youtube.com/watch?v=wJ4qnSZO-EQ&feature=related> ,  
<http://www.youtube.com/watch?v=ujMoRbGTarE&feature=related> ,  
<http://www.youtube.com/watch?v=INfVYkZsKKU> As everyone knows people's perceptions are clearly influenced by their emotions. The visual impact of a new peaker would be much, much more negative than that of the existing one, although the businesses 20 feet across the driveway are severely impacted right now and would be more so by a new larger one:

<http://www.youtube.com/watch?v=3kyhMuXN9Mg&feature=related>



A view from Beyer Way further north than above.

I can see the roof and the electric poles from my backyard on Festival Court off of Hilltop a bit over a half mile away. I know I will be able to see the two 70 foot towers as will my neighbors. As mentioned in report the people along Connoley will also have a view of them. This view would negatively impact our entire community. How can staff say number of people effected is not significant? How can you say this visual blight would not be significant?



This is a view from the parking lot of Montgomery Headstart. The existing building blends in somewhat but a new building with two 70 foot towers would be much more imposing , obvious and annoying. When the peaker was operating the plume was very visible and distressing from here. The plume from a large facility with two 70 foot smoke stacks would be even more distressing and obvious. If it uses water, it surely would produce a plume of steam just like the existing plant did.

Sincerely,

Theresa Acerro  
President of  
Southwest Chula Vista Civic Association.